

City of Dublin Planning and Zoning Commission

# Planning Report

Thursday, June 20, 2013

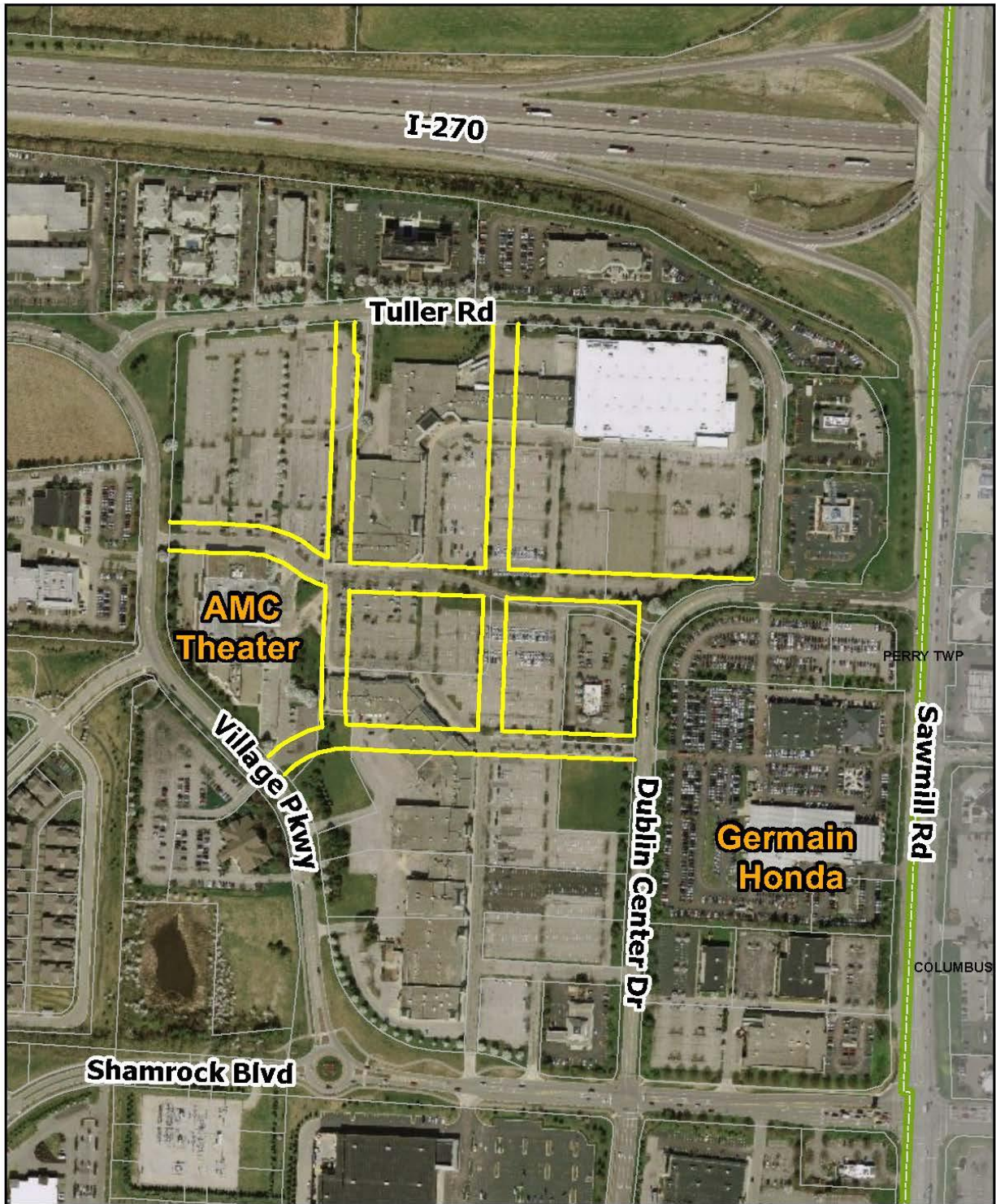
## BSC Sawmill Center Neighborhood District – Dublin Village Center Rights-of-Way Plat

### Case Summary

Agenda Item	1
Case Number	13-052PP
Site Location	West of Sawmill Road, south of Tuller Road, and east of Village Parkway.
Proposal	A preliminary plat of approximately 7 acres of rights-of-way for new public streets and associated infrastructure in the BSC Sawmill Center Neighborhood District.
Applicant	Steve Simonetti, Edwards Communities Development Co.; represented by Robert Ferguson, EMH&T.
Planning Contact:	Claudia D. Husak, AICP, Planner II   (614) 410-4675, <a href="mailto:chusak@dublin.oh.us">chusak@dublin.oh.us</a>
Requests	Review and approval of preliminary plat application under the provisions of the Subdivision Regulations Section 152.020.
Planning Recommendation	<b><i>Approval of the preliminary plat with 4 conditions.</i></b> Based on Planning's analysis, the proposal meets the requirements of the Subdivision Regulations.

#### Conditions

- 1) That the applicant ensure that any minor technical adjustments to the plat are made prior to City Council submittal, including noting the open space ownership and maintenance responsibilities, and setback information;
- 2) That the applicant provide street names for proposed Streets A, B and C prior to submitting the preliminary plat for City Council review;
- 3) That the applicant revise the proposed street section for John Shields Parkway to include a 5-foot tree lawn and a 3-foot sidewalk easement for a 6-foot sidewalk prior to submitting the preliminary plat for City Council review; and
- 4) That the subdivision requirement stating rights-of-way lines at street intersection must be connected with a straight line tangent be waived with this proposal.



City of Dublin

13-052PP  
Preliminary Plat  
Dublin Village Center  
Tuller Road & Village Parkway

0 150 300  
Feet



## Facts

Site Area	7 acres of platted rights-of-way for property within Dublin Village Center (no lots are being platted with this submission)
Zoning	BSC-SCN, Bridge Street Corridor Sawmill Center Neighborhood
Surrounding Zoning and Uses	The site is part of Dublin Village Center and is bounded by Tuller Road to the north, Village Parkway to the west and Dublin Center Drive to the east. Existing uses served by the platted rights-of-way include the AMC Theater, Applebee's restaurant, and portions of two shopping center buildings and associated parking lots. The preliminary plat also provides streets for the proposed Edwards Apartment building, which the Commission recently reviewed as a Basic Plan. The site and all surrounding sites are in the BSC-SCN, Bridge Street Corridor Sawmill Center Neighborhood.
Site Features	Parts of the rights-of-way include existing private drives serving various sites in the Dublin Village Center.
Case Background	<p>May 16, 2013</p> <p>The Commission reviewed a Basic Plan and requested Waivers for a 324-unit apartment building with podium parking, and associated site improvements including new public streets and open spaces. The Commission:</p> <ol style="list-style-type: none"> <li>1) <b>Approved</b> two Development Plan Waivers: to permit two new blocks to exceed the maximum block dimensions, and to waive the required mixed use "shopping corridor" as part of this development;</li> <li>2) <b>Approved</b> the Basic Plan - Development Plan with 12 conditions;</li> <li>3) <b>Disapproved</b> a Site Plan Waiver to permit the use of vinyl siding as a permitted building material;</li> <li>4) <b>Approved</b> the Basic Plan - Site Plan with 9 conditions; and</li> <li>5) <b>Disapproved</b> a Fee-in-Lieu of open space land dedication request.</li> </ol> <p>The Commission commented on the overall quality of the project, its general consistency with the Bridge Street District vision, and proposed architecture. The Commissioners agreed that the applicant should continue to work with the City to provide the full amount of required open space instead of payment of a fee. The Commission added conditions to ensure that bicyclists are adequately accommodated within the new public streets and that sidewalks were wide enough to facilitate pedestrian activity. The Commission also requested the applicant ensure safe connections between the AMC theater and its designated parking on the north side of the new public street, and that terminal vistas be provided.</p> <p>The applicant filed applications for Development Plan and Site Plan Review for review and determination by the Administrative Review Team.</p>



## Details

## Preliminary Plat

### Plat Overview

The proposed preliminary plat provides 7.091 acres of public right-of-way to establish the street network, block layout and dimensions for a portion of the Sawmill Center Neighborhood District. This plat is only for rights-of-way; no lots are included.

The plat provides a 76-foot right-of-way for John Shields Parkway, 60 feet for the north section of Street A, and 65 feet for other rights-of-way.

*John Shields Parkway* is the east-west District Connector street intended to provide a road connection from Sawmill Road to Riverside Drive. The first phase of John Shields Parkway was approved with the Vrable Healthcare final development plan and final plat.

*Street A* connects Tuller Road to the new Street C east of the AMC Theater and to the west of the proposed Edwards Apartment building. The 60-foot right-of-way for the north section is adequate to accommodate all necessary amenities. The location of the power line easement and the development restrictions it creates allows the lesser right-of-way to be used.

*Street B* connects to Tuller Road north from Street C and creates the apartment block for the Edwards project.

*Street C* provides an additional east-west connection from Dublin Center Drive to Village Parkway. The AMC Theater and the Applebee's restaurant will have frontage along this new street.

Additional right-of-way at Dublin Center Drive and John Shields Parkway creates a T-intersection to straighten the existing curve.

The development blocks created by these rights-of-way were approved by the Commission on May 16, 2013 with the Basic Plan for the Development Plan for the Edwards Apartment project. The Administrative Review Team is scheduled to make a determination on the Development Plan at its June 27, 2013 meeting.

The proposed street network meets the objectives of the Code and with the waivers approved by the Commission achieves walkable blocks that place high value on pedestrian movement and safety and a street network that appropriately distributes vehicular traffic.

Details	Preliminary Plat
Preliminary Plat Contents	The Subdivision Regulations, §152.018, contain content requirements for preliminary plats. The requirements include general plat information, the detailed depiction of the existing site conditions, public street information, including street sections, and a tree preservation plan.
Plat Information	The proposed preliminary plat includes a vicinity map showing the general location of the subdivision as required. The proposed name of the plat is <i>Preliminary Plat of Right-Of-Way for John Shields Parkway, Street A, Street B, Street C and Dublin Center Drive</i> . Prior to the plat review at City Council, the applicant will be required to provide street names for all proposed streets and the new names will be in the preliminary plat title.
Site Conditions	The plat shows site conditions as described in this report.
Streets	<p>The Subdivision Regulations require the preliminary plat to include the proposed street details. The applicant has provided sections for each of the proposed streets. Except for John Shields Parkway, a district connector street, all proposed streets are classified as neighborhood streets. The access points onto the proposed public streets and the new intersections are acceptable at this preliminary stage and the general layout of the streets conforms to the Street Network map in the Bridge Street Code.</p> <p>The street pavement sections have two 11-foot travel lanes and 8 feet for parallel parking spaces on both sides of the street. Except as noted below, a 2-foot carriage walk is adjacent to the parallel parking; each side of the street will also have a 5-foot tree lawn and an 8-foot sidewalk.</p> <p>Two street sections are proposed for Street A. North of John Shields Parkway the 60 feet of right-of-way includes a 5-foot tree lawn and a 5½-foot sidewalk adjacent the travel lane. South of John Shields Parkway, the 65 feet of right-of-way will include a 2-foot carriage walk and a 6-foot sidewalk separated by the 5-foot tree lawn. All other elements are the same.</p> <p>Two street sections are also proposed for Street B. North of John Shield Parkway will include an 8-foot sidewalk as required by the Commission, and the 5-foot tree lawn. The 65-foot right-of-way for Street B south of John Shields Parkway will include also have the 2-foot carriage walk, a 6-foot walk, and 5-foot tree lawn. All other elements are the same.</p> <p>Street C will include 65 feet right-of-way with 11-foot travel lanes and 8</p>

Details	Preliminary Plat
	<p>feet for parallel parking on both sides of the road. The section will also have the 2-foot carriage walk, 5-foot tree lawn and 6-foot sidewalk. Staff's expectation for John Shields Parkway inside the Sawmill Center Neighborhood had been for bicyclist to use the street rather than providing a specific realm for bikes. However, the Basic Plan for the Development Plan approval was conditioned to provide a designated bikeway. Accordingly, through the review of the Development Plan by the ART, staff has worked with applicant to arrive at a solution addressing the Commission's condition while working within the right-of-way for John Shields Parkway. Planning and Engineering have requested the modification of the proposed Shields pedestrian zone section as follows:</p> <p>North side: 8-foot wide cycletrack for two-way bicycle traffic and 3-foot carriage lane; 5-foot tree lawn (4 feet shown) and a 6-foot sidewalk. Meeting these requirements will necessitate a 3-foot sidewalk easement (2 feet shown) outside of the existing right-of-way.</p> <p>South side: 3-foot carriage lane; 6-foot tree lawn; 10-foot wide sidewalk.</p> <p>The Subdivision Regulations 152.029(B)(6) require rights-of-way at street intersections be connected with a straight line tangent to the intersection. The proposed plat does not include this chamfered intersection detail due to the Bridge Street provisions of the Zoning Code that require corner occupancy by buildings. The Commission and City Council may modify this requirement with the approval of the plat. Engineering recommends the requirement stating rights-of-way lines at street intersection must be connected with a straight line tangent be waived with this proposal.</p> <p>New handicap ramps will be needed on the west side of Village Parkway in the existing shared use path to accommodate the connection to the new sidewalks on the proposed streets. Street lights will be installed on these new streets. A 25-foot tall version of the City's standard street light (including the LED fixture) is proposed.</p>
Grading & Utilities	<p>The spot elevations shown reflect the more detailed information that we have received for review on the street construction drawings. The appropriate benchmark information is shown.</p> <p>An existing 8-inch public sanitary sewer located near Street A will be used for the northern portion of the project. Engineering has analyzed the downstream system for the currently proposed apartment building and no</p>

## Details

## Preliminary Plat

further improvements are necessary for the apartment complex. There is a label on page 4 of the preliminary plat that indicates a possible future sanitary sewer extension to this existing line (no linework is shown). Further review of the downstream capacity will be required if this extension happens and if the uses change from the densities shown in the calculations we recently received.

The sanitary sewer service to the southern portion of the project is not shown. A private 8-inch sewer is shown that most likely services the existing shopping center buildings. New public sanitary sewers may be needed to serve future development along Street C.

There are 12-inch waterlines on Village Parkway, Tuller Road and Dublin Center Drive surrounding the site. The applicant is proposing to install all new 8-inch public waterlines within the rights-of-way of John Shields Parkway, Street B and Street C. These lines will provide adequate looping and service to the proposed development. The applicant has worked with the Washington Township Fire Department to provide a fire hydrant at the mid-point of Street A. This is accommodated by the extension of a 6-inch public line within the right of way.

The plans show the reuse of portions of the existing on-site storm sewer system to provide the necessary drainage for the project. These storm sewers were installed as part of the construction of the shopping center – more than 20 years ago. Engineering is concerned about accepting the existing pipes for public infrastructure due to many factors: age, condition, unknown bedding and backfill of the pipes. The applicant has provided closed-caption televised video of the pipe they wish to reuse. A separate consultant for Engineering will review the conditions of these pipes to provide a recommendation if they are acceptable as public infrastructure. If it is determined that the existing pipes are unacceptable, additional storm sewer will have to be installed to provide the appropriate drainage for the public street.

This project will be done in compliance with Chapter 53, Stormwater Regulations and the OEPA General Construction Permit. The applicant is proposing to use a permeable paver in the parallel parking spaces along John Shields Parkway. This will provide the necessary water quality storm control measures to meet both the City and State's requirements.

Details	Preliminary Plat
Open Space	Open Space dedication is not required with a right-of-way plat. A development agreement will include provisions to fulfill the required open spaces dedication for the Edwards residential project.
Tree Preservation	The tree preservation plan includes a table listing all trees within the right-of-way to be removed and their conditions. There are 167 trees that equate to 1,524 inches to be removed. Code Section 153.065(D)(9)(b) provides for exemptions to tree replacements requirements when trees were required as part of a previously approved development plan, where structures are required to be located and for the provision of utilities, requiring no replacement of the removed trees.

Analysis	Preliminary Plat
Process	The Subdivision Regulations identify criteria for the review and approval for a plat. Following is an analysis by Planning based on those criteria.
1) Plat Information and Construction Requirements  <i>Condition 1</i>	<b>Criterion met with Condition:</b> This proposal is consistent with the requirements of the Subdivision Regulations and all required information is included on the plat. The applicant must ensure that any minor technical adjustments to the plat are made prior to City Council submittal, including open space ownership and maintenance responsibilities and setback information.
2) Street, Sidewalk, and Bike path Standards  <i>Conditions 2 - 4</i>	<p><b>Criterion met with Conditions:</b> Street widths, grades, curvatures, and intersection signs comply with the appropriate Code Sections and Engineering requirements. Public streets meet City construction standards.</p> <p>Street names for proposed Streets A, B and C will be needed prior to submission of the preliminary plat for City Council review.</p> <p>The applicant proposed street section for the north side of John Shields Parkway must be revised to include a 5-foot tree lawn and a 3-foot sidewalk easement for a 6-foot sidewalk prior to submitting the preliminary plat for City Council review.</p> <p>The Subdivision Regulations 152.029(B)(6) require rights-of-way at street intersections be connected with a straight line tangent to the intersection. The proposed plat does not include this chamfered intersection detail due to the Bridge Street provisions of the Zoning Code that require corner occupancy by buildings. The Commission and City Council may modify this</p>



Analysis Preliminary Plat	
	requirement with the approval of the plat. Engineering recommends the requirement stating rights-of-way lines at street intersection must be connected with a straight line tangent be waived with this proposal.
3) Utilities	<b>Criterion met:</b> Utility lines are adequately sized and located to serve the development and provided within appropriately sized and accessible easements.
4) Open Space Requirements	Not applicable.

Recommendation Preliminary Plat	
Approval	This proposal complies with the preliminary plat criteria and a recommendation to City Council for approval of this request is recommended with three conditions.
Conditions	<ol style="list-style-type: none"> <li>1) That the applicant ensure that any minor technical adjustments to the plat are made prior to City Council submittal, including noting the open space ownership and maintenance responsibilities, and setback information;</li> <li>2) That the applicant provide street names for proposed Streets A, B and C prior to submitting the preliminary plat for City Council review;</li> <li>3) That the applicant revise the proposed street section for the north side of John Shields Parkway to include a 5-foot tree lawn and a 3-foot sidewalk easement for a 6-foot sidewalk prior to scheduling the preliminary plat for City Council review; and</li> <li>4) That the subdivision requirement stating rights-of-way lines at street intersection must be connected with a straight line tangent be waived with this proposal.</li> </ol>

## PRELIMINARY PLAT

If approved, the preliminary plat will be reviewed at a later date by City Council. If the Commission disapproves the preliminary plat, it must state its reasons for doing so. Approval of the preliminary plat is effective for 24 months and authorizes the developer to proceed with construction after meeting all Engineering requirements. The Commission and City Council will later review the final plat for each phase, generally after infrastructure is complete, to ensure that it conforms to the preliminary plat.

### **Review Criteria:**

In accordance with Chapter 152, the Code sets out the following requirements as part of the platting requirements for the subdivision of land:

- 1) The proposed plat provides the minimum plat contents required by Sections 152.018(B) and 152.018(C);
- 2) The proposed plat will comply with all applicable subdivision improvement procedures as defined by Sections 152.035 through 152.053;
- 3) The proposed plat will provide required improvements as specified by Sections 152.065 through 152.072.